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**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** MC&B PARTNERSHIP SITE PLAN  
(PROPOSED CVS RETAIL)  
**PROJECT LOCATION:** WINDSOR HIGHWAY (NYS RT. 32)  
SECTION 69 – BLOCK 2 – LOTS 12.1, 8 & 9  
**PROJECT NUMBER:** 05-19  
**DATE:** 22 JUNE 2005  
**DESCRIPTION:** THE APPLICATION PROPOSES THE DEVELOPMENT OF A 12,900 SF  
RETAIL BUILDING ON THE EAST SIDE OF THE MCB PROPERTIES.  
THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the C zoning district of the Town. The bulk information shown on the plan is correct, with the following corrections needed:
  - Building Height values should be indicated
  - Development Coverage values should be indicated
  - A column indicating the variances (and amount needed) should be added.
2. The general layout of the site appears acceptable. The access to the public parking lot on the north side of the building will require DOT approval. It may be beneficial at this time that the Board make a recommendation on the record in this regard, and authorize my communications with the NYSDOT in cooperation with the Town Supervisor's office.
3. A referral to the Zoning Board of Appeals is necessary at this time. It is my recommendation that the Board deem the application "incomplete", since the Board can take no action on this application until such time that all necessary variances are obtained.

Respectfully Submitted

  
Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

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